



1 Marjoram Close, East Hunsbury, Northampton, NN4 0SH
£439,995 Freehold

An immaculate four bedroom detached family home set in a small cul-de-sac with an extended annexe which, in the valuer's opinion, has a multitude of uses. Some of the many features boast landscaped gardens, the rear with a brick block sun patio and shaped lawn, a recently refitted modern kitchen with satin white units and fitted appliances, a refitted cloakroom, en suite and bathroom. The en suite and bathroom with deluge style showers. In superb order throughout. The accommodation comprises entrance hall, cloakroom, bay fronted lounge, dining room, side annexe with family area, gym area and WC and modern fitted kitchen. Upstairs there are four bedrooms, with en suite to the master, and a family bathroom. Additional features include a double width brick built driveway, water filtration and electric rain sensitive Velux windows with built-in blinds. Early viewing is highly recommended. EPC Rating: D

Extended Side Annexe | Cul-de-sac Location | Landscaped Gardens | Four Bedrooms | Refitted Kitchen with Appliances | Excellent Decorative Order

modern marketing · traditional values

GROUND FLOOR

ENTRANCE HALL

Entered via double glazed front door. Full length double glazed side panel window. Radiator. Wood laminate flooring. Stairs rising to the first floor with understairs storage cupboard. Doors leading to all rooms.

CLOAKROOM

Obscure double glazed window to side elevation. Comprising wash hand basin with cupboard below and low level WC. Wood laminate flooring.

LOUNGE 5.11m x 3.48m (16'9 x 11'5)

Double glazed bay window to front elevation Three feature radiators. Wood laminate flooring. Feature fireplace, hearth and fire. Digital thermostat.

DINING ROOM 3.48m x 2.49m (11'5 x 8'2)

Sliding double glazed patio door to rear garden. Radiator. Wood laminate flooring. Doors to the kitchen, family room and side annexe.

FAMILY ROOM/GYM AREA 6.86m x 2.49m min (22'6 x 8'2 min)

Two Velux windows. Double glazed doors to rear garden. Wood laminate flooring.

GYM AREA

Partitioning wall to family room. Air conditioning unit. Double glazed front door to driveway.

CLOAKROOM

Comprising low level WC and wash hand basin with mixer tap over. Tiling to splashbacks. Tiled Floor. Radiator. Spotlights. Extractor fan.

KITCHEN/BREAKFAST ROOM 4.09m x 2.44m (13'5 x 8')

Double glazed window to rear elevation. Radiator. Double glazed door to rear garden. Fitted with satin white floor and wall mounted cabinets and drawers with roll top work surfaces over. One and a half bowl stainless steel sink and drainer with mixer tap over. Fitted stainless steel Neff five place gas hob and Neff stainless steel extractor hood over and separate double oven. Pelmet lighting. Breakfast bar area. Tiling to splashbacks and tiled floor. Space for white goods. Viessmann fitted combination boiler.

FIRST FLOOR LANDING

Linen cupboard and shelving. Loft access. Doors to all rooms.

BEDROOM ONE 3.58m x 3.40m (11'9 x 11'2)

Double glazed window to front elevation. Feature radiator. Wood laminate flooring. Air conditioning unit.

EN SUITE 1.75m x 1.55m (5'9 x 5'1)

Frosted double glazed window to front elevation. Comprising corner shower cubicle with deluge style shower head, feature bowl hand basin and cupboard and low level WC. Towel radiator. Tiled floor.

BEDROOM TWO 3.07m x 2.49m (10'1 x 8'2)

Double glazed window to front elevation. Radiator. Wood laminate flooring.

BEDROOM THREE 2.57m x 2.54m (8'5 x 8'4)

Double glazed window to rear elevation. Double glazed bay window to side elevation. Radiator. Wood laminate flooring.

BEDROOM FOUR 2.77m x 2.06m (9'1 x 6'9)

Double glazed window to rear elevation. Radiator. Wood laminate flooring.

BATHROOM

Frosted double glazed window to rear elevation. Comprising tiled panelled bath with mixer tap and deluge style shower over, feature bowl hand wash basin and vanity cupboard and low level WC. Tiled flooring. Towel radiator. Spotlights. Under floor heating.

OUTSIDE

FRONT

Open plan shingle garden. Brick block double width driveway providing off road parking. Path to front door and side door. A partially enclosed garden area.

GARAGE

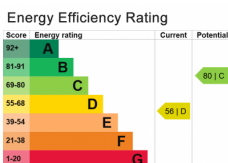
Up and over door. Doors to rear garden. Power and light connected.

REAR

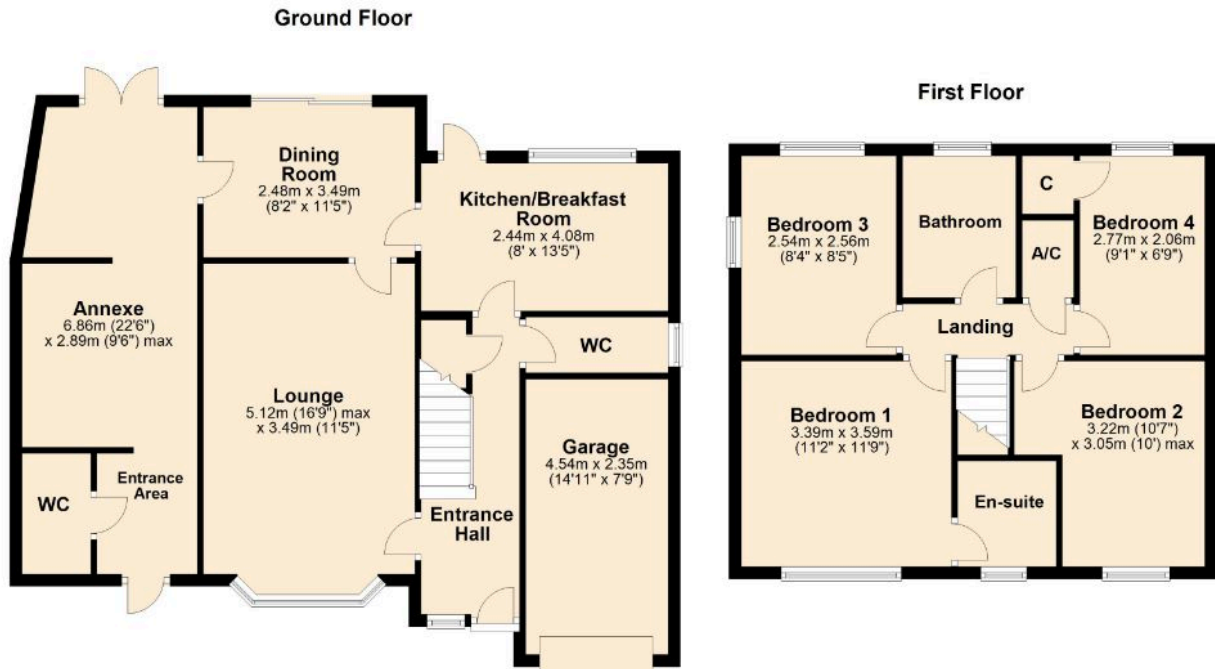
Enclosed by panelled and close panelled fencing. Slightly raised brick block sun patio with brick retained border. A shaped and trimmed by brick block lawned garden and well tended flower and shrub borders. Garden shed. Outside tap.

DRAFT DETAILS

At the time of print, these particulars are awaiting approval from the Vendors.



Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same [iii] Photographs illustrate parts of the property as were apparent at the time they were taken [iv] Any areas, measurements, distances or illustrations are approximate for reference only [v] We have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property.



Total area: approx. 134.1 sq. metres (1443.4 sq. feet)



LOCAL AREA INFORMATION

Built and developed in the 1980s and 1990s as part of Northampton's expansion, the residential areas of East and West Hunsbury are now well established and extremely popular due to their local facilities and main road access. Positioned between junctions 15 and 15a of the M1, this large residential area offers local shopping precincts as well as a large 24 hour supermarket, doctor's surgery, schools, dental practice, library, leisure centre, petrol station, public houses, restaurants and a country park with conference venue Hunsbury Hill Centre. The town offers two luxury cinemas and two well regarded theatres. The additional high street facilities and public service amenities of Northampton town centre can be reached less than 3 miles away along with a mainline train station with services to London Euston and Birmingham New Street. Regular bus services operate to Northampton as well as Milton Keynes where further shopping and entertainment facilities can be enjoyed such as The Milton Keynes Theatre District, The Centre MK or Xscape indoor skiing and boarding dome.

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